



Hernando County Board of County Commissioners

Regular Meeting

Minutes

April 9, 2024

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, April 9, 2024, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

| <u>Attendee Name</u> | <u>Title</u> |
|----------------------|---------------------------------------|
| Elizabeth Narverud | Chairwoman |
| Brian Hawkins | Vice Chairman |
| Jerry Campbell | Second Vice Chairman |
| John Allocco | Commissioner |
| Steve Champion | Commissioner |
| Toni Brady | Deputy County Administrator |
| Paul Hasenmeier | Public Safety Director/Fire Chief |
| Scott Herring | Public Works Director/County Engineer |
| Jon Jouben | County Attorney |
| Darlene Lollie | Transit Administrator |
| Jeffrey Rogers | County Administrator |
| Peter Schwarz | Development Services Director |
| Heidi Kurppe | Deputy Clerk |
| Patricia Tapia | Deputy Clerk |

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Steve Champion |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

ELECTED OFFICIALS

Chairwoman Elizabeth Narverud announced that she had been diagnosed and would be undergoing treatment for breast cancer.

The Board expressed their support and well wishes to Chairwoman Narverud.

COMMEMORATIVE RESOLUTION

Resolution Proclaiming April 14, 2024, Through April 20, 2024, as National Public Safety Telecommunicators Week

Motion

To approve the staff recommendation (Resolution No. 2024-088).

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| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | John Allocco |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

CITIZENS' COMMENTS

Citizens commented on various topics and issues.

BOARD/STAFF RESPONSES

The Board and/or staff responded to questions and concerns expressed during Citizens' Comments.

RECESS/RECONVENE

The Board recessed at 10:40 a.m. and reconvened at 10:55 a.m.

CONSENT AGENDA

Amended State Financial Assistance Recipient Agreement With Department of Agriculture and Consumer Services and Hernando County Mosquito Control Pertaining to FY 2023-24 Funding for Mosquito Control Operations

Amendment for Extension of Public Transportation Grant Agreement With State Department of Transportation for State Block Transit Funding

Submittal of Application to Federal Transit Administration for Buses and Bus Facilities Grant Program for Construction of Transit Operations and Maintenance Facility for Department of Public Works

Amendment for Extension of Public Transportation Grant Agreement With State Department of Transportation for Design and Construction of Runway 9-27 Extension Project at Brooksville-Tampa Bay Regional Airport

Consent to Assignment of Ground Lease for Change of Ownership From Anarak Corporation to Premier Surge Protection, Inc., for Property Located at 15151 Technology Drive at Brooksville-Tampa Bay Regional Airport

Consent to Assignment of Ground Lease for Change of Ownership From LeHeup Property Management, LLC, to Hiler Buffalo, LLC, for Property Located at 16150 Aviation Loop at Brooksville-Tampa Bay Regional Airport

Consents to Assignment of Ground Leases for Change of Ownership From Centennial Bank to ADW2, LLC, for Lot Nos. 58 and 59 of Airport Industrial Park Unit 1, Located at Brooksville-Tampa Bay Regional Airport

Satisfaction of Mosquito Control Nuisance and Pestiferous Arthropod Special Assessment Lien for Feli Auger

Satisfactions of Various Mortgages Homeownership Down Payment Assistance Program

Transmittal of List of Accounts Payable Disbursements for Weeks Ended March 15, 2024, and March 22, 2024

Update to Hernando County Equal Employment Opportunity Plan

Declaration of County Owned Property Located at Hernando Beach Water Tower as Surplus Property and Request to Begin Direct Negotiations With SkywaveLink, LLC, for Potential Lease of Property

Resolution Ratifying Approval of Master Plan Revision Submitted by Sobel Fund VII, LLC, on Behalf of Huntley Properties, LLC (H2271)

Motion

To approve the Consent Agenda (Resolution No. 2024-089).

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| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Jerry Campbell |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

CORRESPONDENCE TO NOTE

Commendation Recognizing Efforts of Hernando County Animal Services Staff Member, Thomas Armstrong, for Building Relationships With Animal Rescue Partners

Notice of Purchasing Policy Exception for March 2024

Receipt of Alcohol and Other Drug Abuse Trust Fund Monthly Report for February 2024

Transmittal of Cabot Citrus Farms Community Development District FY 2023-2024 Adopted Budget and Meeting Schedule

Transmittal of Financial Statements and Independent Auditor’s Report for Clerk of Circuit Court and Comptroller for FY Ended September 30, 2023

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairwoman Narverud and Comms. Allocco, Campbell, Champion and Hawkins announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings .

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion

To approve including the email as backup material for Item No. I-12.

(Note: The Motion pertained to Item No. I-12 [Master Plan With Rezoning Petition Submitted by Clear Point, LLC (H2364).]

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Rezoning Petition Submitted by Marco Escobar (H2366)

Rezoning Petition Submitted by Steven Nguyen Quach (H2368)

Rezoning Petition Submitted by George Michael Koukos, Individually and on Behalf of Danielle Koukos; Gary B. Atkinson and Sandra Atkinson; Douglas Szymanski and Maria Szymanski; Nicholas Andrew Martin; Howard S. Cohen; and Thoa Kim Dang (H2373)

Rezoning Petition Submitted by Thomas Eddie Drummonds, Jr., and Edna Sue Drummonds (H2374)

There was no public input.

Motion

To approve Item Nos. I-1 through I-4 (Resolution Nos. 2024-090 through 2024-093).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Small Scale Comprehensive Plan Amendment Submitted by Coastal Engineering Associates, Inc., and NVR, Inc., on Behalf of Brooksville Commons, LLC, and Skemp Brooksville, LLC (CPAM2306)

There was no public input.

Motion

To approve the staff recommendation.

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| RESULT: | DEFEATED |
| MOVER: | Brian Hawkins |
| SECONDER: | Jerry Campbell |
| AYES: | Hawkins and Campbell |
| NAYES: | Narverud, Allocco and Champion |

Rezoning Petition Submitted by Coastal Engineering Associates, Inc., and NVR, Inc., on Behalf of Brooksville Commons, LLC and Skemp Brooksville, LLC (H2383)

Motion

To withdraw the petition per the petitioner's request.

RESULT: ADOPTED
MOVER: Steve Champion
SECONDER: Jerry Campbell
AYES: Narverud, Hawkins, Campbell, Allocco and Champion

RECESS/RECONVENE

The Board recessed at 11:45 a.m. and reconvened at 12:15 p.m.

Rezoning Petition Submitted by Southern Citrus Groves, LLC, on Behalf of Opal Clark, as Trustee of Opal Clark Revocable Living Trust Agreement Dated October 10, 2001 (H2352)

Motion

To move Item No. I-7 to I-17.

RESULT: ADOPTED
MOVER: John Allocco
SECONDER: Steve Champion
AYES: Narverud, Hawkins, Campbell, Allocco and Champion

Rezoning Petition Submitted by Julie Bishop (H2371)

The Board accepted public input on this matter.

Motion

To continue to a date uncertain.

RESULT: ADOPTED
MOVER: Brian Hawkins
SECONDER: Steve Champion
AYES: Narverud, Hawkins, Campbell, Allocco and Champion

Rezoning Petition Submitted by Mid Florida Community Services, Inc., on Behalf of Charles G. Sheffield, Trustee of Suncoast Parkway Trust (H2372)

Comm. Champion temporarily left the meeting and returned shortly thereafter.

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-094).

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| RESULT: | ADOPTED |
| MOVER: | Jerry Campbell |
| SECONDER: | Steve Champion |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Rezoning Petition Submitted by Doherty Holdings Twenty Seventh, LLC (H2344)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-095).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Rezoning Petition Submitted by Stripe A Lot of America II, Corp (H2379)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation (Resolution No. 2024-096).

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | John Allocco |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Master Plan With Rezoning Petition Submitted by Clear Point, LLC (H2364)

The Board accepted public input on this matter.

Comm. Champion made the following Motion.

Motion

To approve the staff recommendation.

The Motion died for lack of a second.

Comm. Allocco made the following Motion.

Motion

To approve the master plan update as it was previously approved with neighborhood commercial with no pumps.

Comm. Hawkins seconded the Motion.

(Note: This Motion was not withdrawn or called to vote.)

Comm. Champion made the following Motion:

Motion

To allow the petitioner to put two gas pumps and he can put the sidewalk to nowhere .

Chairwoman Narverud seconded the Motion.

Comm. Champion respectfully called the question.

Comm. Champion clarified his Motion as follows:

Clarification to Motion

To approve this plan with two fuel pumps based on the neighborhood commercial zoning (Resolution No. 2024-097).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Elizabeth Narverud |
| AYES: | Narverud, Campbell and Champion |
| NAYES: | Hawkins and Allocco |

RECESS/RECONVENE

The Board recessed at 2:00 p.m. and reconvened at 2:10 p.m.

Master Plan Revision Petition Submitted by Lucky Lane Holdings, LLC (H2376)

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2024-098).

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Jerry Campbell |
| SECONDER: | Steve Champion |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Master Plan Revision Submitted by Coastal Engineering Associates, Inc., and Northwest Land, LLC, on Behalf of Mazas Hernando Holdings, LLC (H2381)

The Board accepted public input on this matter.

Comm. Hawkins made the following Motion:

Motion

To approve the staff recommendation with a 50-foot buffer with 80% opacity to the south border, the sidewalk construction, and to include holiday parking within the development.

(Note: The Motion included modification to Performance Condition No. 19 as approved by the Planning Department.)

Comm. Hawkins amended his Motion as follows:

Amendment to Motion

To include No. 19 with the stipulation that it follows the median cut of US-19 for the treed boulevard roadway, including No. 14 provisions, No. 15 provisions, holiday parking within the development, and then the sidewalk construction parallel to the development as well as going south connecting to the sidewalk that is currently there. And a 35-foot buffer to the south with an opaque chain link fence (Resolution No. 2024-099).

RESULT: **ADOPTED**
MOVER: Brian Hawkins
SECONDER: Jerry Campbell
AYES: Narverud, Hawkins, Campbell, Allocco and Champion

RECESS/RECONVENE

The Board recessed at 3:30 p.m. and reconvened at 3:40 p.m.

Rezoning Petition Submitted by Coastal Engineering Associates, Inc., on Behalf of BBX Partners, Inc., f/k/a Bankatlantic Bancorp Partners, Inc. (H2382)

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with 175-units (Resolution No. 2024-100).

RESULT: **ADOPTED**
MOVER: John Allocco
SECONDER: Jerry Campbell
AYES: Narverud, Hawkins, Campbell and Allocco
NAYES: Champion

Variance Petition Submitted by Richard Johnson

There was no public input.

Motion

To deny (Resolution No. 2024-101).

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Brian Hawkins |
| SECONDER: | Jerry Campbell |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

Rezoning Petition Submitted by Southern Citrus Groves, LLC, on Behalf of Opal Clark, as Trustee of Opal Clark Revocable Living Trust Agreement Dated October 10, 2001 (H2352)

There was no public input.

Motion

To deny.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | John Allocco |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

DEVELOPMENT SERVICES DIRECTOR PETER SCHWARZ

Petition Submitted by Alexander Silva on Behalf of Clean Slate Demo, Inc., for Hardship Relief From Subdivision Regulations

There was no public input.

Motion

To deny (Resolution No. 2024-102).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

COUNTY ATTORNEY JON JOUBEN

Resolution Placing Proposed Referendum for School Millage Renewal on General Election Ballot of November 5, 2024, as Requested by Hernando County School Board

Motion

To approve the staff recommendation (Resolution No. 2024-103).

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| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Jerry Campbell |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

TRANSIT ADMINISTRATOR DARLENE LOLLIE

Transit Program of Projects for FY 2023

Motion

To approve the staff recommendation.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | John Allocco |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

PUBLIC SAFETY DIRECTOR/FIRE CHIEF PAUL HASENMEIER

Submittal of Application to Department of Homeland Security for FY 2023-24 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program for Hernando County Fire and Emergency Services

Motion

To approve the staff recommendation.

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|------------------|---|
| RESULT: | ADOPTED |
| MOVER: | Steve Champion |
| SECONDER: | Brian Hawkins |
| AYES: | Narverud, Hawkins, Campbell, Allocco and Champion |

BOARD OF COUNTY COMMISSIONERS

The Board commented on various topics and issues.

Comm. Campbell left the meeting.

Comm. Champion left the meeting.

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.